



CENTRAL BOSTON* DATA PROFILE

Department of Neighborhood Development
Policy Development & Research Division

	<u>Central Boston</u>	<u>Boston</u>
TOTAL POPULATION (US Bureau of the Census)		
2000	25,173	589,141
1990	21,669	574,383
% Change 1990-2000	16.2%	2.6%
LAND AREA (Sq. Miles)	1.3	47.6
DENSITY, Persons per Square Mile		
2000	19,364	12,377
1990	16,668	12,067
OPEN SPACE, Percent of Neighborhood Land Area		
1999	6.7%	20.7%
RACE & ETHNICITY, 2000 Number and Percentages (US Bureau of the Census)		
White	17,516 (70%)	291,561 (50%)
Black	1,024 (4%)	140,305 (24%)
Hispanic	941 (4%)	85,089 (14%)
Asian or Pacific Islander	5,280 (21%)	44,280 (8%)
Native American	29 (<1%)	1,517 (<1%)
Other	48 (<1%)	8,215 (1%)
Multi-Racial	335 (1%)	18,174 (3%)
AGE, 2000 Number and Percentages (US Bureau of the Census)		
Under 18	1,761 (7%)	116,559 (20%)
18-64	19,213 (76%)	411,246 (70%)
65+	4,199 (17%)	61,336 (10%)
MEDIAN HOUSEHOLD INCOME, 1998 Estimate (PCensus Estimate)		
	\$45,202	\$39,987
POVERTY RATE, 1990 (US Bureau of the Census, HUD Adjusted Poverty Universe)		
	16.8%	16.7%

* Central Boston includes the North End, Waterfront, Downtown, West End, and Chinatown.

CENTRAL BOSTON DATA PROFILE (Continued)

Central Boston

Boston

RESIDENTIAL SALES & MEDIAN SALES PRICE

(Banker & Tradesman, percent of sales of 1-3 family properties and condominiums, between \$25,000 and \$1,000,000)

<u>Year</u>	<u>Central Boston Sales</u>	<u>Central Boston Median Price</u>	<u>Boston Sales</u>	<u>Boston Median Price</u>
January – June 2002	263	\$367,500	3,802	\$300,000
2001	321	\$415,000	6,297	\$263,900
2000	424	\$323,500	7,480	\$224,000
1999	407	\$229,000	8,183	\$182,000
1998	672	\$212,500	7,041	\$162,500

RESIDENTIAL FORECLOSURES, Number & Percent of Residential Sales

(Banker & Tradesman, percent of sales of 1-3 family properties and condominiums, between \$25,000 and \$1,000,000)

January – June 2002	1 (<1%)	19 (<1%)
2001	0 (0%)	32 (<1%)
2000	0 (0%)	75 (1%)
1999	4 (1%)	177 (2%)
1998	2 (<1%)	210 (3%)

ABANDONED BUILDINGS, Number & Percent of Property Type

(DND Annual Abandoned Building Survey)

2001	Residential	1 (0.2%)	260 (0.3%)
	Commercial/Mixed	4 (1.4%)	114 (1.5%)
2000	Residential	5 (5.3%)	376 (0.5%)
	Commercial/Mixed	10 (0.5%)	179 (2.4%)

HOUSEHOLDS & TENURE, 2000

(US Bureau of the Census)

Occupied Housing Units	13,180	239,528
Percentage Owner-Occupants	25.5%	30.7%

CENTRAL BOSTON DATA PROFILE (Continued)

BUILDINGS & TENURE, January 1, 2001

(City of Boston Department of Assessing)

<u>Property Type</u>	<u>Central Boston</u>			<u>Boston</u>		
	<u>Number of Properties</u>	<u>Property Type as % of Total</u>	<u>Owner Occupancy Rate</u>	<u>Number of Properties</u>	<u>Property Type as % of Total</u>	<u>Owner Occupancy Rate</u>
Single Family	68	5.1%	72.1%	29,763	39.4%	81.0%
Two Family	58	4.3%	74.1%	18,377	24.3%	69.7%
Three Family	138	10.3%	65.9%	15,854	21.0%	53.1%
Total 1, 2, 3 Family Properties	264	N/A	69.3%	63,994	N/A	70.8%
Four-Six Family	335	25.0%	43.3%	2,916	3.9%	27.8%
Apartment Buildings	126	9.4%	29.4%	2,285	3.0%	5.4%
Mixed Residential/Commercial	373	27.9%	18.8%	2,353	3.1%	14.9%
Condominium Associations	241	18.0%	N/A	4,013	5.3%	N/A
Condominium Units	4,179	N/A	49.3%	38,378	N/A	48.4%
Total Residential & Mixed Properties	1,339	N/A	N/A	75,561	N/A	N/A

Government and institution owned property is excluded from this analysis, as Assessing does not describe in detail the land use of exempt properties.

COMMERCIAL SALES

(Banker & Tradesman)

	<u>Central Boston</u>		<u>Boston</u>	
	<u>Buildings Sold</u>	<u>Sales Value</u>	<u>Buildings Sold</u>	<u>Sales Value</u>
2001	34	\$518,077,000	212	\$634,800,000
2000	54	\$1,061,761,513	288	\$1,084,900,000
1999	55	\$317,884,906	288	\$550,300,000
1998	64	\$595,045,473	296	\$1,217,300,000

COMMERCIAL RENTS, 2001

(DND Annual Survey of community development corporations and Main Streets District managers)

Retail / Square Foot (estimates)	\$60 - \$125	N/A
Office / Square Foot (estimates)	\$35 - \$90	N/A